



ALL BILLS INCLUDED | EXCELLENT LOCATION | FULLY REFRUBISHED | FURNISHED OR UNFURNISHED | NEXT TO PARK | GOOD

Available Date: 9th November 2024

EPC Rating: D | Council Tax: C - £3,350 per month









**GROSS INTERNAL** FLOOR AREA 18 SQ FT FLOOR AREA 508 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 526 SQ FT/ 49 SQM

## PROPERTY PHOT PLANS COUK

This plan is for illustrative purposes only and should be used as such by any prospective client.

Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows. rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.